



## ALBUQUERQUE DEVELOPMENT COMMISSION

### **COMMISSION MEMBERS PRESENT:**

Alex Romero, Chair  
Jeanette Baca  
Samuel K. Collins  
Aaron Forrester  
Archie Garcia

### **COMMISSION MEMBERS EXCUSED:**

### **CITY STAFF PRESENT:**

Gabriel Rivera, MRA  
Cynthia Borrego – MRA  
Ralph Mims – MRA  
Yolanda Aragon - MRA  
John Dubois, Asst. City Attorney

### **OTHERS PRESENT:**

Liz Johnson, Don's Bookstore  
Bobbie Nobles, Asian Am. Assn. of NM  
Mick McMahan, La Mesa Comm. Improve.  
Reyna Juarez, SSPNA  
Enrique Cardiel, SSPNA  
Barbara Harrington, Sites Southwest

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### **Minutes of October 17, 2007**

#### 1) Call to Order:

*Commissioner Romero* called the meeting to order at 3:05pm.

#### 2) Changes and/or Additions to the Agenda:

*Commissioner Romero* asked if there were any changes and/or additions to the Agenda.

There were none.

#### 3) Approval of Minutes:

*Commissioner Romero* asked for a motion to approve the minutes of August 8, 2007.

*Commissioner Garcia* made a motion to approve the minutes.

*Commissioner Collins* seconded the motion.

Motion carried to approve the minutes.

4) Announcements:

There were none.

5) Public Comments:

There were none.

6) *ADC Retreat Issues & Questions – John Dubois, Assistant City Attorney:* Mr. Dubois handed out some information regarding the fiduciary responsibility and the Ordinance relating to the Albuquerque Development Commission and stated that their role is only to make recommendations to the City Council and the Mayor.

7) *ADC #07-07 – Near Heights MRA Expansion Designation – Ralph L. Mims, MRA:* Mr. Mims went over the Staff Report and introduced Barbara Harrington from Sites Southwest to explain the expansion of the designation. Ms. Harrington explained that notices were mailed out to affected property owners, neighborhood groups, and the Presidents of the surrounding Neighborhood Associations and two public meetings were held on September 6, 2007 and October 4, 2007 where public comments were heard. She explained that the expansion was the result of the economic disinvestment along the San Mateo Blvd. and Gibson Blvd. corridors, along with the relocation of the Lovelace Medical Center facility on Gibson Blvd. to their new downtown location, which caused a destabilizing impact in the area.

*Commissioner Romero* asked Ms. Harrington how she put together the Community Action Team for the neighborhood.

*Ms. Harrington* explained that Mr. Mims sent out e-mails to the neighborhood associations and asked them if they wanted to be part of the committee.

*Commissioner Romero* asked what the Lovelace facility would look like one year from now if nothing else happens.

*Ms. Harrington* explained that she is not sure. They have an outpatient clinic, a pharmacy and some doctor's offices still located in the facility, but she is not sure what is going to happen to it in the future.

She stated that the Near Heights MRA Expansion mainly encompasses the commercial corridors of San Mateo Blvd. from Bell Ave. to Gibson Blvd. and Gibson Blvd. from San Mateo Blvd. to Kentucky St., and includes properties one block on either side of the street. Zoning is primarily commercial along the Gibson Blvd. and San Mateo Blvd. corridors. Commercial zoning along the north side of San Mateo Blvd. is predominately C-1. The northern side of Gibson Blvd. is zoned primarily C-2 west of Arizona St. and C-1 to the east. The old Lovelace site is zoned SU-1 for hospital and related facilities. Nearby SU-1 designations include an apartment complex east of the hospital and a hospital support warehouse unit north of Gibson Blvd. Finally, there is

one O-1 zoned designation in the southern part of the planning area. Zoning is not affected as a result of adoption of this designation expansion.

Land uses include both retail and service oriented commercial properties along San Mateo Blvd. and the north side of Gibson Blvd.. These tend to be auto oriented businesses, such as auto-repair and detail services, fast-food restaurants, dollar and thrift stores, payday loans and wood-working shops. Located between these uses are pockets of residential uses. Some of these businesses are closed or in a physically deteriorated condition. While a few parcels are paved, most are gravel or dirt and blighted by tall weeds and trash. Residents say the empty lots are a haven for drug deals and homeless people. The overall direction of the area's economic conditions appear to be stagnant and in a state of decline. The proposed MRA boundaries encompass approximately 89.6 acres, while 23 acres are vacant. These vacant and undeveloped parcels delineate stagnant economic potential with the Near Heights Metropolitan Redevelopment Area Expansion.

*Commissioner Romero* asked the Commission if there were any questions.

*Commissioner Collins* stated that on page 9 of the report, under "Housing" there seem to be some discrepancies in the numbers that don't seem to make sense.

*Ms. Harrington* explained that it was probably because some of this population lives in Kirtland Air Force Base and that is throwing some of the numbers off.

*Commissioner Romero* asked what Lovelace's position is for the expansion.

*Cynthia Borrego, Manager, Metropolitan Redevelopment Agency* explained that in their initial discussions with Lovelace, they were very interested in being part of this expansion and any redevelopment activities in the area.

*Commissioner Romero* asked them to explain what has transpired since the original designation in 2002 and what has already taken place in the area.

*Mr. Mims* explained that they have completed the streetscape project at the International Marketplace with a stone dragon, as well as new lighting and new sidewalks along Louisiana. The previous Blue Spruce Bar was also torn down and an RFP will be issued for a mixed use development along Central. Phase II of the streetscape project will begin in January as well.

*Ms. Borrego* added that the Trumbull Village Housing Project broke ground this morning for 14 single family homes. Also on the corner of Espanola and San Pablo there will be some multi-family units that will be built very soon.

*Commissioner Romero* stated that it would be a good idea if the Commission would be notified of the various ground breakings from now. He asked for the first person to come up and speak for the Near Heights Expansion Designation.

*Liz Johnson, Owner, Don's Bookstore:* She stated that they are very enthusiastic about any kind of help that the City can provide to their neighborhood, such as street lighting. She is tired of seeing drug users, trash, and homeless people in her neighborhood. She is in support of passing the Expansion Designation.

*Commissioner Romero* said for her to be sure to meet with the City regarding the lighting issues etc so that they know about those needs. He also mentioned the need to correct the data or at least footnote it under the house values in the report before it moves forward.

*Bobbie Nobles, Asian American Association of New Mexico:* Mr. Nobles is a member of the Community Action Team and is in favor of the Expansion Designation.

*Mick McMahan, La Mesa Community Improvement:* Mr. McMahan agrees that the whole Metropolitan Redevelopment Area has come a long way and there have been many favorable improvements throughout. He encourages the Commission to recommend the approval of the Expansion Designation.

*Reyna Juarez, South San Pedro Neighborhood Association:* Ms. Juarez explained that she supports the approval of the Expansion Designation as well. She is very familiar and involved with the different conditions and issues that exist with the neighborhood because she grew up there and she has kids that go to school there now.

*Commissioner Collins* stated that the crime statistics in the area have been improving steadily in the area.

*Enrique Cardiel, South San Pedro Neighborhood Association:* Mr. Cardiel stated that he is in support of the Expansion Designation as well.

*Commissioner Garcia* stated that in the report it states that a high number of homeowners in the area do not have mortgages and he was wondering why.

*Ms. Harrington* stated that it is probably because of Kirtland Air Force Base being in the area.

*Commissioner Romero* asked for a motion to approve the Near Heights Expansion Designation.

*Commissioner Garcia* made a motion to approve.

*Commissioner Forrester* seconded the motion.

The motion carried unanimously to approve the recommendation.

#### 8) Metropolitan Redevelopment Fund 2006 Annual Report – Cynthia Borrego

*Ms. Borrego* presented the 2006 Annual Report to the Commission. She explained that the figures in the financial report are always one year behind.

*Commissioner Romero* asked if there were any questions from the Commission.

*Commissioner Baca* wanted an update on the Clayton Heights MRA and the Del Rey Mobile Home Park.

*Ms. Borrego* explained that the project of the previous developer for the Del Rey Mobile Home Park fell through the cracks. There is a new developer named Argus that is proposing a site plan to the Environmental Planning Commission (EPC). That project went straight to City Council and was not heard by this Commission. The developer may not be using redevelopment funds. The designation for Clayton Heights was completed and went before City Council and they can hire a Consultant to assist them in the development of a plan.

*Commissioner Garcia* mentioned that on page 24 of the Annual Report it states that under Revenue Expenses, the \$1.2 million depreciation has a significant effect in terms of the principal payment that is listed under the 1.9 million. Is that a noncash item?

*Ms. Borrego* stated that her accountant was off today and she would have to check with her to see what that means.

*Commissioner Romero* asked her to get an answer for the Commissioner for the next meeting.

*Commissioner Baca* mentioned that at their retreat she had requested that they get a tour of the DeAnza and she was wondering if that was still possible.

*Ms. Borrego* stated that they had not forgotten, but they just hadn't had the time.

*Commissioner Romero* stated that he thought for sure one of the Commissioners would have mentioned something about the \$1 million for the downtown arena on page 14 of the report.

*Ms. Borrego* stated that \$1 million dollars was used to ensure that the property was secured, but as of this time it has not been put back into the Metropolitan Redevelopment Fund.

*Commissioner Romero* stated that on page 14 it also talks about implementing the Tax Increment Financing (TIF) and he was wondering if that was already in place.

*Ms. Borrego* said that they do receive some TIF revenue now, however it is done property by property. However they are still having discussions with the Assessor's Office to establish TIF districts such as Sawmill, and Highland/Central Upper Nob-Hill as well.

*Commissioner Romero* stated that he was trying to reconcile the TIF revenue in the financials, but it is not in there, and he was curious as to where that is shown.

*Ms. Borrego* stated that she would have her accountant break down those figures.

*Commissioner Romero* said that if you compare this report to maybe the 2004 Annual Report, it looks very different and there are other figures in there now. He would like to see the figures that are meaningful as it relates to their job and their report. He can't really understand much of the figures in there now.

*Ms. Borrego* suggested that they defer the Annual Report until November and she can have her financial person break down the figures so that they make more sense.

*Commissioner Romero* suggested that he could meet with *Ms. Borrego* and the financial person and go through it and present it differently to where it makes more sense.

*Mr. Borrego* agreed and said that was a good idea.

*Commissioner Romero* stated that they would bring the report back in front of the Commission for approval after they meet and review the financials.

9) Old Business

There was none.

10) New Business

There was none.

11) Adjourn

*Commissioner Romero* made a motion to adjourn the meeting.

*Commissioner Forrester* seconded the motion.

The meeting was adjourned at 4:15pm.